

PLANNING REPORT

Planning and Zoning Commission

Thursday, October 23, 2025

Livewell Vet Clinic 25-100CP

www.dublinohiousa.gov/PZC/25-100

Case Summary

Address	3990 - 4000 W. Dublin-Granville Road
Proposal	Construction of a veterinarian clinic and associated site improvements on a 1.98-acre site approximately 415 feet west of the intersection of W. Dublin-Granville Road and Dublin Center Drive.
Request	Review and non-binding feedback on a Concept Plan for future development.
Zoning	BSD-SCN, Bridge Street District – Sawmill Center Neighborhood
Planning Recommendation	<u>Consideration of the discussion questions</u>
Next Steps	Upon receiving feedback from the Planning and Zoning Commission (PZC), the applicant may incorporate the feedback and submit for a Preliminary Development Plan (PDP).
Applicant	Matthew Murphy, Treanor Design
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us



Community Planning and Development



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Sustainable | Connected | Resilient

Site Location Map

25-100CP - Livewell Animal Hospital



Site Features

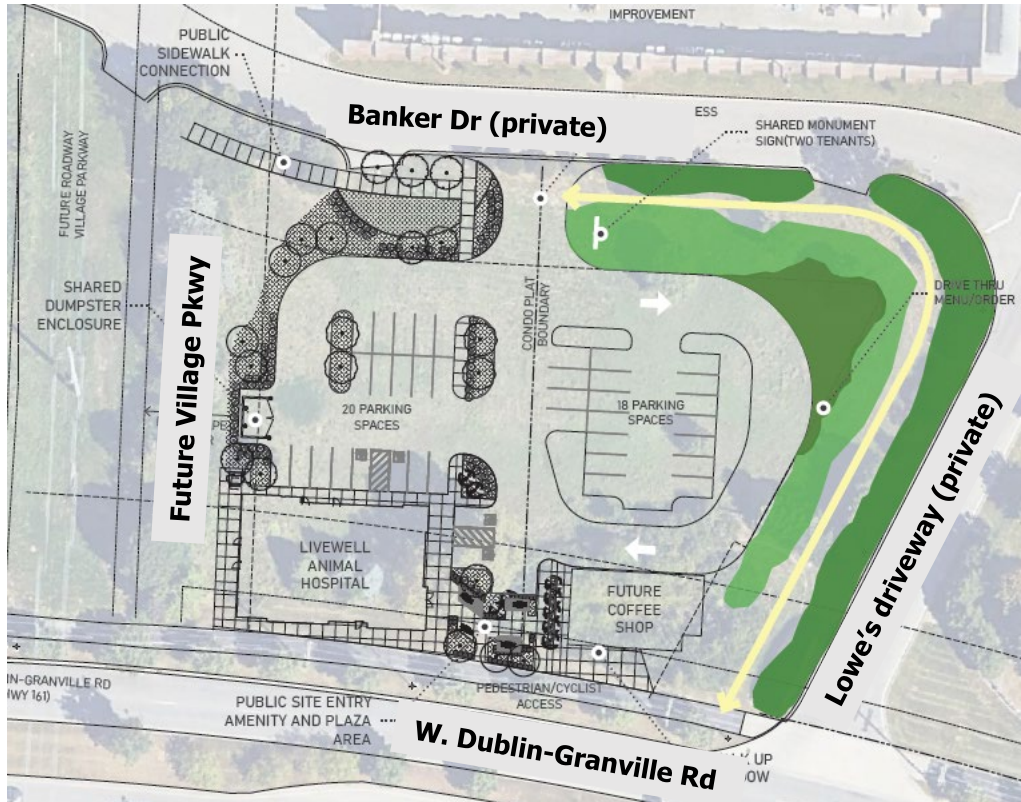
- 1 Future Shared Access
- 2 Future Village Parkway



1. Request and Process

Request

The applicant requests review and feedback on a Concept Plan (CP) for a single story, 4,100 SF, veterinary clinic with associated parking and open space. The development would be on the west portion of the site, with a space reserved for a future additional building and parking.



Proposed Site Plan

Process

1. Concept Plan (CP) – PZC Consideration (non-binding feedback)
2. Preliminary Development Plan (PDP) – PZC Determination
3. Final Development Plan (FDP) - PZC Determination

2. Background

Site Summary

The vacant, almost-2-acre site has frontage on three streets: W. Dublin Granville Road to the south, a private entry drive to Lowe's on the east, and Banker Drive (private in this location) to the north. The future Village Parkway Drive extension is proposed on the west edge.

The site is identified as one of the Lowe's development outparcels. These parcels are subject to private deed restrictions pertaining to future development. The City does not enforce private deed restrictions, yet we need to be aware of them. Per the deed restrictions, this parcel is subject to a maximum of one building at 7,000 SF, not to exceed 28 feet tall, with a minimum



of 5 parking spaces per 1,000 square feet for most uses and 10 per 1,000 square feet for a restaurant. In some cases, the deed restrictions conflict with the BSD Code, and these are noted herein.

History

December 2021 – Case 21-128CP

PZC approved Concept Plan for multi-tenant building with drive-through.

June 2022 – Case 22-051CU and 22-028PDP

PZC approved PDP and Conditional Use (CU) for same one-story multi-tenant building with drive-through. Waivers for: building type, maximum block dimensions, front property line coverage, parking location, minimum height, ground story maximum height, occupied space, and street façade transparency granted.

Cases 22-105FDP and 22-111FP

Same project reviewed by staff: multi-tenant project withdrawn prior to Commission review.

2025

Staff provided informal feedback on variety of proposals from this applicant. BSD Code requirements and vision emphasized; utilities and stormwater discussed.

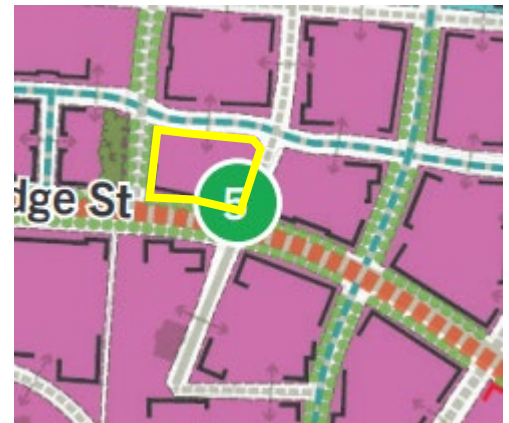
3. City Plans and Policies

Envision Dublin Community Plan

The Community Plan is a key policy document used to guide decision-making regarding the future of Dublin's natural and built environment. It assists in evaluating development proposals and helps ensure that proposed development supports the community's long-term objectives. The Envision Dublin Future Land Use (FLU) Map indicates Mixed Use Urban for this site, which includes: commercial, office, hospitality, multi-family residential, and eating and drinking in a 3-6 story format.

Bridge Street District Special Area Plan

The subject site is located within the Sawmill Center Neighborhood subarea of the Bridge Street District (BSD) Special Area Plan. The intent of this area is as a prime location for a major walkable district. The vision includes a dense pedestrian-oriented network of buildings that form a critical mass that is active all the time. Small multi-tenant buildings are noted as a prime opportunity for redevelopment, especially when combined with multi-family and retail. Without density, it is noted that the area will only support the lower-value, auto-oriented development that presently exists. Also highlighted is the future high-capacity Bus Rapid Transit (BRT) that could link this corridor to Columbus as well as Historic



Site superimposed on SAP

Dublin, Perimeter Road, and the West Innovation District.

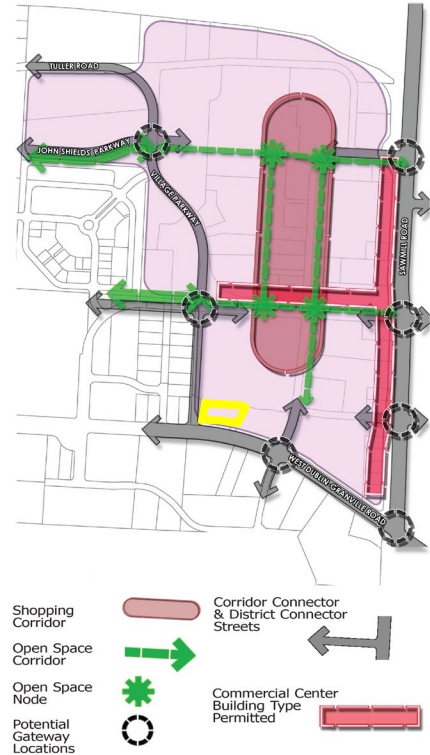
Bridge Street District

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to fulfill the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements, including street connections, open spaces, and gateways.

Neighborhood Standards

The site is zoned BSD-SCN, Sawmill Center Neighborhood District. This district applies to the majority of the commercial areas at the east end of the BSD. The standards of the BSD Sawmill Center Neighborhood create an active, walkable destination through the integration of a strong mix of uses. Development within this district relies on the provision of physical and visual connections through improved access and enhanced visibility from Sawmill Road, and links to adjacent neighborhoods and open spaces. The district is subject to specific neighborhood standards defined in the City Code, allowing a wide variety of building types and permitted uses, and establishing open space patterns and location requirements for building types.

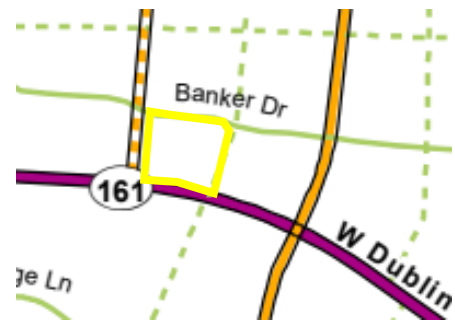
FIGURE 153.063-A. ILLUSTRATION OF SAWMILL CENTER DEVELOPMENT STANDARDS



Site superimposed on SCN Map

Street Network, Lots, and Blocks

The Code also provides a hierarchy of requirements for establishing a gridded street network. The Street Network Map, part of the Thoroughfare Plan, identifies three families of streets: 1) Corridor Connectors, 2) District Connectors, and 3) Neighborhood Streets. Several streets are also listed as Principal Frontage Streets (PFS), which carry additional requirements. Generally, development along a PFS should include front-facing building façades and limited conflicts between pedestrian and vehicular traffic. Driveways are not permitted along a PFS without City evaluation and approval.



Site superimposed on street network

The site currently has frontage on three streets. W. Dublin Granville Road is a Corridor Connector/PFS on the south, and Banker Drive is a private Neighborhood Street on the north. The private Lowe's driveway forms the east border of the site and is also a Neighborhood Street. The street network plan also shows the future Village Parkway extension directly to the west, which would be a District Connector and PFS. This future right-of-way will occupy some of this lot's western edge, and side/corner Required Building Zones (RBZ) will need to be accommodated based on the future condition. Additional improvements along W. Dublin Granville include accommodation for the planned BRT route. Exact details are being finalized; however, this location will need an additional 17 feet +/- of right-of-way.

Should the application move forward, the applicant would be required to continue to work with staff to finalize the implementation and construction of the road network. The BSD Streetscape Character Guidelines identify Banker Drive and the Lowe's private drive as Standard Streetscapes, with on-street parking with permeable brick pavers, granite curbs, concrete sidewalks, and planting strips or tree grates. W. Dublin Granville Road and the future Village Parkway, are Signature Streetscapes, which include brick sidewalks.

4. Project

This request shows a single rectangular building on the west side of the site, with the potential for a second building on the east side. Only the first phase/west site is considered for this CP at the applicant's request: the second phase/east side is shown for context and would require its own CP. The west building is adjacent to W. Dublin Granville Road and the future Village Parkway extension. Parking is shown to the north with access from Banker Drive. The west building's entry is at its southeast corner, adjacent to W. Dublin-Granville, and includes adjacent public open space.

Signage information was provided, but is not reviewed at CP. Code § 153.065(H)(4) states that all signs are to be maximally creative, integrate with building architecture, and enhance the pedestrian experience. Internally illuminated signs are permitted when combined with creative design and high quality materials. Raceways shall not be exposed. The applicant is directed to Tables 153.065H and I for more information.

5. Questions for Discussion

The following discussion questions are framed for the Commission to facilitate non-binding feedback for the applicant. Staff asks the Commission to also provide feedback on other elements of the proposed development not framed with the questions below.

1) Does the Commission support the proposed use and layout?

The Mixed-Use Urban FLU includes commercial and office as principal uses. The BSD Special Area Plan envisions pedestrian-oriented office with supporting retail. A three to six story format is envisioned; however, this needs to be balanced with the deed restrictions (maximum 28' tall). Veterinary offices are a permitted use within the Sawmill Center Neighborhood.

The site is a single lot: the applicant desires to record a condominium plat to separate each building and parking. Two buildings are in conflict with the City's understanding of the deed restrictions, and the City is mindful that the second phase may not materialize. If this is the case, then the first phase alone would result in a very suburban layout, in conflict with District vision. Staff has also relayed to the applicant the need to verify feasibility of the condo approach relative to water service from the City of Columbus, as one water tap is typically permitted per lot.

No stormwater facilities are shown on the plan at this early stage; these will have to be accommodated should the project move forward. Water quality and quantity will be required, and above ground detention is not permitted, unless it is an amenity. The applicant will need to work with staff to demonstrate compliance with Chapter 53 of the Dublin Code.

Given the proposed parking's proximity to future Village Parkway, a street wall may be required along that PFS in addition to the required landscaping. Additional refinements to the landscape plan will also be needed at the more formal stages to ensure compliance with the other applicable standards.

The Commission should consider whether the proposed use and layout help achieve the goal of densifying this subarea and improving the corridor's pedestrian focus.

2) Is the Commission supportive of Waivers for building type and parking exceeding the maximum requirement?

The applicant is proposing to utilize the Commercial Center Building Type, which is not permitted in this location per Code Figure 153.063A; these buildings are permitted only along Sawmill Road and a limited stretch of Bridge Park Avenue. Given the building height and size restrictions of the Lowe's deeds, the Commission may consider whether a Waiver would be warranted and whether this is the correct building type. For Case 22-028 (see below), Waivers were granted to allow a single-story Loft Building, plus additional height for that building, to allow for variations in massing. Because of the connecting roof, that building was considered to be one structure as required by the deed restrictions. The PFS façade, shown below, was highly interactive and pedestrian oriented.



Case 22-028 PDP south elevation/Principal Frontage Street



This proposal south elevation/Principal Frontage Street

Additionally, the RBZ location for a Commercial Center Building is between 5 to 25 feet from the right-of-way for both front and side locations. This first phase will be required to meet the 45% front property line coverage, especially if the second phase is not feasible. The south property line is approximately 295' long, so required front property line coverage is 132.75'; 80' is currently provided. If only one building is permitted per the deed restrictions, utility limitations, and/or stormwater requirements, then the Commission will have to consider if a Waiver is appropriate. Staff is concerned that such a Waiver would result in suburban-style development not in keeping with District vision.

The parking location meets Code locational requirements; however, the project is parked at a ratio twice the maximum permitted (Table 153.065A, 2.5 spaces/1,000 SF) based on the

deed restriction (5 spaces/1,000 SF). Code permits up to 150% of the minimum parking requirement, which would allow 15 spaces. A Waiver would be needed in a location that is meant to foster pedestrian activity over vehicular. When combined with the potential for a suburban layout described above, this may further move away from the BSD vision and requirements. Bike parking will also be required per Code.

The Commission should consider whether these Waivers are appropriate.

3) Does the Commission agree with the proposed open space framework?

The applicant shows open space along West Dublin Granville Road. Staff believes this location is ideal because it links the public realm, open space, and the front door of the vet clinic. This location could also connect to future BRT improvements and address the PFS.

Open space types are not indicated on the proposal at this early stage. The proposed site entry/amenity area is measured by staff as approximately 120 SF, where 82 SF is technically required. However, Table 153.064A notes that the smallest Open Space Type is a Pocket Plaza at 300 SF. Some open space spans the proposed condo line; the PZC may require that the full amenity space be developed with the vet clinic, should the second phase of the project not be realized.

The Commission should consider whether the proposed open space framework provides an acceptable basis for a more detailed proposal.

4) Is the Commission supportive of the architectural design approach?

As specified in the BSD code, the height range for the Commercial Center Building is one to three stories, should the Commission support the building type in this location. Ground story heights should be between 12 and 18 feet. PFS should include front-facing façades.

The applicant has provided inspirational images; however, the chosen buildings are legacy, legal non-conforming structures that do not meet the vision of the BSD Code. The proposed architectural design generally consists of multiple blocks with variations in height, color, and emphasis. The east elevation (main entry) has a taller block with a canopy extending over the door, and a canopy is shown along the south/PFS elevation as well. The west PFS on Village Parkway does not appear to have been addressed.

There remain concerns about adequate foundation/cornice expression and overall building articulation as anticipated by Code and realized elsewhere in the District. The requested Waiver for building type should be mitigated by excellent architectural design that fully meets District vision and Code intent. The east elevation entry should be emphasized more, and the south and west elevations (PFS) need greater articulation and detail. Likewise, for the other elevations. Parapets are required to screen HVAC equipment, horizontal shadow lines are required, and overhangs are encouraged for flat roofs on all street-facing façades. Window and door trim in some form should enhance the fenestration.

Stone, brick, and glass are permitted building materials per Code. Proposed materials include black CMU, white brick, and glass. CMU is not permitted and staff has cautioned about the black and white color scheme, where more traditional, timeless colors are anticipated. The same materials and level of detail is shown on all façades.

The Commission should consider whether the overall architectural approach provides an appropriate basis for a more detailed proposal.

5) Any other considerations by the Commission.

6. Analysis of Concept Plan Considerations

Concept Plan Review	
Considerations	Analysis
1. Consistent with the applicable policy guidance of the Community Plan, BSD Special Area Plan, and other applicable City plans and policies.	The proposed use and overall site layout may be generally consistent with the envisioned characteristics if concerns related to deed restrictions and utility service can result in two buildings. Architecture should continue to be refined if the project moves forward.
2. The Concept Plan conforms to the applicable requirements of the BSD Code.	At this early stage, the proposal may be generally consistent with the BSD Code requirements if fundamental Waivers can be granted. Open Space area needs to be increased to meet Code. A thorough evaluation will take place as the details are further refined at PDP, if the project moves forward.
3. Conforms to Lots and Blocks, Street Types, and Site Development Standards.	The site is part of a larger block that does not currently meet the block length limit of 500 feet or the perimeter length limit of 1,750 feet. Waivers were granted in 2022, based on these pre-existing conditions; since that project did not move forward, new Waivers would be required.
4. The proposed land uses allow for appropriate integration into the community, consistent with the adopted plans and align with uses identified in the Code.	The proposed use is permitted in the BSD zoning. The plaza shown along W. Dublin Granville Road allows for integration of the use as envisioned by the Code. However, if two buildings are not permitted by the deed restrictions, stormwater needs, and/or utility limitations, the project would not be consistent with the adopted plans based on required property line coverage.
5. The conceptual building is appropriately sited and scaled to create a cohesive development character, completes the surrounding environment, and conforms with the Building Types in the Code.	The proposed building is appropriately sited, with potential refinements to allow for the needed W. Dublin Granville and Village Parkway rights-of-way. Required front property line coverage is a concern, especially if the second building is not constructed. Further, the Commercial Center Building Type is not permitted in this part of the BSD Sawmill Center Neighborhood. A Waiver would be required

Concept Plan Review	
Considerations	Analysis
	and could potentially be earned with mitigating architectural design.
6. The conceptual design of open spaces provides meaningful gathering spaces for the benefit of the development and community.	The open space near the frontage of W. Dublin Granville Road, concurrent with the proposed building entrance, is appropriate. It can also potentially support the proposed BRT project in this corridor. Size and details will be further studied as the project evolves.
7. The Concept Plan allows for the connection and expansion of public or private infrastructure.	The proposal allows for connections to the public infrastructure and is synergetic with the available, and future, public transit options in the vicinity. Stormwater management and water service details need to be resolved prior to PDP.
8. The development concept conforms with the Neighborhood Standards, as applicable.	The concept is consistent with the applicable Neighborhood Standards by offering a variety of services to the area. The required public- and private-realm strong pedestrian streetscape is supported via the proposed open space concept, but needs to be enlarged. The required front property line coverage will not be met with this single building. Finally, the proposed architecture should be enhanced to better address pedestrian orientation and anticipated building details.